



London Road, Stockton Heath

Warrington

Two Bedrooms Available • Convenient Kitchen Space • Spacious Lounge • On Street Parking • Village Location
• Close to Transport Links • Close to Amenities • Neutral Design Throughout • First Floor Apartment



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Situated in the highly sought-after village of Stockton Heath, this charming first-floor apartment enjoys an enviable location with a fantastic range of shops, restaurants, cafés, and local amenities right on the doorstep.

Offering spacious accommodation throughout and decorated in a neutral style, the property provides the perfect blank canvas for buyers to make their own. Accessed via a private entrance to the rear of the building, stairs lead to a well-appointed kitchen complete with appliances.

The accommodation flows through to a cosy dining area, ideal for everyday dining. The second bedroom offers versatile space and would make an excellent home office, nursery, or dressing room. The modern bathroom features a walk-in shower, providing practical convenience.



Further along the hallway is the generous principal bedroom, complete with an attractive feature fireplace and ample space for a double bed and additional furnishings, creating a relaxing retreat at the end of the day.

Completing the apartment is a bright and spacious living room, enhanced by three large windows that flood the room with natural light while offering pleasant views over the bustling high street below, making it the perfect spot to relax and watch the world go by.



LOCATION

Nestled south of Warrington town centre, this upmarket village is surrounded by picturesque countryside. It boasts an impressive selection of independent shops and boutiques and benefits from convenient amenities including a supermarket and post office. Residents also have a vast array of restaurants and bars on the doorstep. The village is a sought-after location for families, thanks to the number of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.

GENERAL INFORMATION

- › Council Tax band: A
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: D



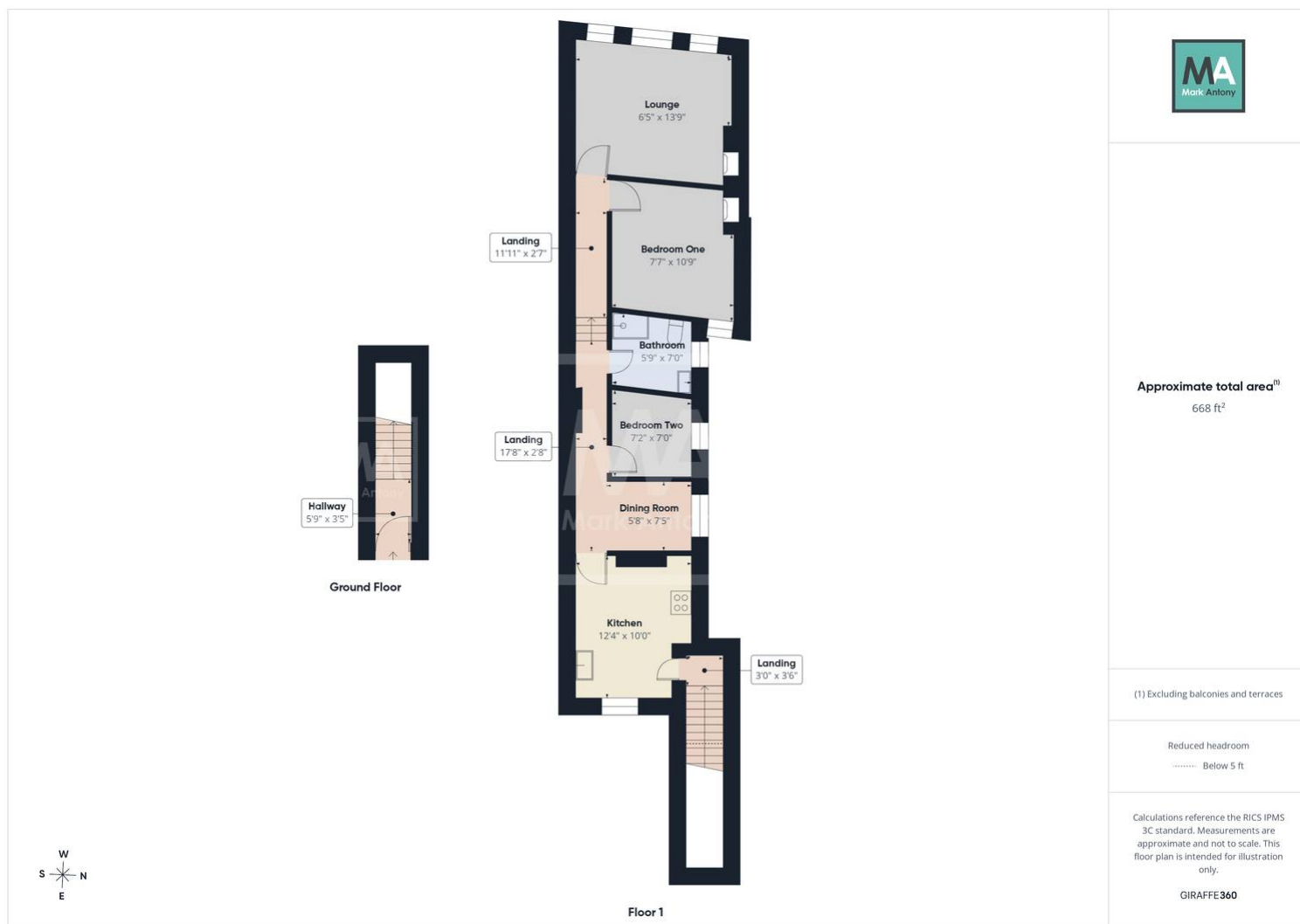




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VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.

Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.

Items may be available under separate negotiation.



Note: These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.



Warrington's Highest Rated Agent

